

**City Plan Commission
Monday, August 17, 2015
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes**

Present: Najera, Stokes, Gould, Altoro, Bloomingdale

Excused: Jacquart

Zoning - Public Hearing 1:30 PM

1. File No. 150280. An ordinance relating to the regulations of automatic changeable message signs.

A motion was made by J Allen Stokes, seconded by Stephanie Bloomingdale, that this Ordinance be Recommended for Passage and Assigned to the Zoning, Neighborhoods & Development Committee. Motion prevailed by voice vote.

Condition: DCD staff will continue to work with legislative bureau on final language

Zoning - Public Hearing 1:35 PM

2. File No. 150463. An ordinance relating to the First Amendment to a General Planned Development at 2151 and 2181 South Robinson Avenue, located on the west side of South Robinson Avenue, north of East Ward Street, in the 14th Aldermanic District. This amendment was requested by Milhaus Development, LLC, and would allow changes to the previously approved site plan and development configuration.

A motion was made by Whitney Gould, seconded by J Allen Stokes, that this Ordinance be Recommended for Passage and Assigned to the Zoning, Neighborhoods & Development Committee. Motion prevailed by voice vote.

Conditions: continue to work with staff on the final narrative and drawings, parking lot screening, elevations.

Zoning - Public Hearing 1:35 PM

3. File No. 150132. An ordinance relating to the change in zoning from General Planned Development to Detailed Planned Development for multi-family development at 2151 and 2181 South Robinson Avenue, located on the west side of South Robinson Avenue, north of East Ward Street, in the 14th Aldermanic District. This zoning change was requested by Milhaus Development, LLC, and would allow construction of up to 320 multi-family residential units and approximately 5,000 square feet of commercial space on the subject sites.

A motion was made by Whitney Gould, seconded by J Allen Stokes, that this Ordinance be Recommended for Passage and Assigned to the Zoning, Neighborhoods & Development Committee. Motion prevailed by voice vote.

Conditions: continue to work with staff on the final narrative and drawings, parking lot screening, elevations, update DPD site plan.

Zoning - Public Hearing 1:50 PM

4. File No. 141868. An ordinance relating to the change in zoning from Local Business to Detailed Planned Development for construction of a mixed-use building on the properties at 2202-06 South Kinnickinnic Avenue and 371 East Ward Street, and from Single-Family Residential to Detailed Planned Development for construction of a parking lot on vacated excess street right-of-way in the area bounded by South Allis Street, East Brunks Lane and East Ward Street, and a portion of East Brunks Lane between South Allis Street and East Ward Street, in the 14th Aldermanic District. This zoning change was requested by Dermond Property Investments LLC, and would permit construction of a mixed-use building and public parking lot.

A motion was made by Whitney Gould, seconded by J Allen Stokes, that this Ordinance be Recommended for Passage and Assigned to the Zoning, Neighborhoods & Development Committee. Motion prevailed by voice vote.

Conditions: work with staff on the final narrative and drawings. Clarify uses in the commercial space, signage, provide additional details on the replacement parking lot. Cementitious panel should be removed as an alternate building material from the drawing set. Smooth metal panel will be used on the hoop portions of the building.

Street & Alley Vacation

5. File No. 141642. Resolution to vacate excess street right-of-way in the area bounded by South Allis Street, East Brunk's Lane and East Ward Street also a portion of East Brunk's Lane between South Allis Street and East Ward Street, in the 14th Aldermanic District.

A motion was made by Whitney Gould, seconded by J Allen Stokes, that this Resolution be Recommended for Passage and Assigned to the Public Works Committee. Motion prevailed by voice vote.

Condition: applicant must submit fee outlined in coordinated report

Zoning - Public Hearing 2:15 PM

6. File No. 150506. Resolution approving the request for deviation from the performance standards established by the Port of Milwaukee Sub Area B (Center) Development Incentive Zone (DIZ) for the property at 2039 South Lenox Street, located on the west side of South Lenox Street, north of East Bay Street, in the 14th Aldermanic District. This deviation would allow for indoor storage, a prohibited use in the DIZ, at 2039 South Lenox Street. It would also allow relief from the landscape standards due to environmental conditions of the site.

A motion was made J. Allen Stokes, seconded by Joaquin Altoro, that this Plan Commission Resolution be Approved. This motion Prevailed by Voice Vote.

Zoning - Public Hearing 2:25 PM

7. File No.150461. An ordinance relating to the change in zoning from Local Business to Two-Family Residential for the property at 2488-90 South 12th Street, on the east side of South 12th Street and north of West Arthur Avenue, in the 12th Aldermanic District.

A motion was made by Stephanie Bloomingdale, seconded by J Allen Stokes, that this Ordinance be Recommended for Passage and Assigned to the Zoning, Neighborhoods & Development Committee. Motion prevailed by voice vote.

Zoning - Public Hearing 2:30 PM

8. File No. 150462. An ordinance relating to the First Amendment to the Detailed Planned Development known as 1st and Greenfield - Phase 1 for building changes and additional residential units on land located on the north side of East Greenfield Avenue, east of South 1st Street, in the 12th Aldermanic District. This amendment was requested by Wangard Partners, Inc., and would allow modifications to the grocery store and mixed-use building, as well as add four additional residential units to the mixed-use building.

A motion was made by J Allen Stokes, seconded by Whitney Gould, that this Ordinance be Recommended for Passage and Assigned to the Zoning, Neighborhoods & Development Committee. Motion prevailed by voice vote.

Zoning - Public Hearing 2:45 PM

9. File No.150375. An ordinance relating to the change in zoning from Residential Office to a Detailed Planned Development known as 2040 West Wisconsin Avenue, located on the north side of West Wisconsin Avenue, east of North 21st Street, in the 4th Aldermanic District.

A motion was made by J Allen Stokes, seconded by Whitney Gould, that this Ordinance be Recommended for Passage and Assigned to the Zoning, Neighborhoods & Development Committee. Motion prevailed by voice vote.

Comprehensive Planning - Public Hearing 3:00 PM

10. File No. 150526. Resolution approving the 2016 Operating Plan and boundary expansion for Business Improvement District No. 25 (Riverworks), and approving the dissolution of Business Improvement District No. 36 (Riverworks 11), in the 3rd and 6th Aldermanic Districts.

A motion was made by J Allen Stokes, seconded by Whitney Gould, that this Resolution be Recommended for Passage and Assigned to the Community & Economic Development Committee. Motion prevailed by voice vote.

Communication File

11. File No. 150508. Communication file from Avenues West BID relating to the Near West Side Partners, Inc.

A motion was made J. Allen Stokes, seconded by Whitney Gould, that this Plan Commission Resolution be Placed on File. This motion Prevailed by Voice Vote.

Comprehensive Planning - Public Hearing 3:30 PM

12. File No. 150525. Resolution approving the 2016 Operating Plan and boundary expansion for Business Improvement District No. 10 (Avenues West), in the 4th, 10th, and 15th Aldermanic Districts.

A motion was made by J Allen Stokes, seconded by Joaquin Altoro, that this Resolution be Recommended for Passage and Assigned to the Community & Economic Development Committee. Motion prevailed by voice vote.

13. File No. 150519. Resolution declaring the City-owned property at 371 East Ward Street surplus to municipal needs and authorizing sale to Dermond Property Investments LLC for housing development, in the 14th Aldermanic District.

A motion was made by Whitney Gould, seconded by J Allen Stokes, that this Resolution be Recommended for Passage and Assigned to the Public Works Committee. Motion prevailed by voice vote.
